

Your Community Impact Statement has been successfully submitted to City Council and Committees.

If you have questions and/or concerns, please contact the Department of Neighborhood Empowerment at [NCsupport@lacity.org](mailto:NCsupport@lacity.org).

This is an automated response, please do not reply to this email.

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The Board approved this CIS by a vote of: Yea(8) Nay(0) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 11/25/2019

Type of NC Board Action: For

#### Impact Information

Date: 01/24/2020

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 18-1226-S1

Agenda Date:

Item Number:

Summary: The Central Hollywood Neighborhood Council SUPPORTS the 22 October motion by Wesson, Harris-Dawson, Koretz, and Ryu to instruct City agents to study the impact of SB 50-like State legislation on the city's population capacity and growth. We suggest that specific attention be paid to (1) the bill's impact on communities of color---where historic forces have biased the construction of transit corridors where SB 50 would take effect---and (2) the cost of expanding, e.g., water and power infrastructure to regions that will see significant shifts from single- to multi-family residences. Regarding (1), we recommend that thought be given to the effects of reducing developers' abilities to defer on-site affordable unit requirements through in-lieu payments (if possible), and that incentives for developers from within affected communities to lead new construction be explored. Regarding (2), we recommend that infrastructure enhancements be analyzed in light of California Green New Deal goals, maximizing the City's ability to draw funding from State sources to reduce cost burdens.

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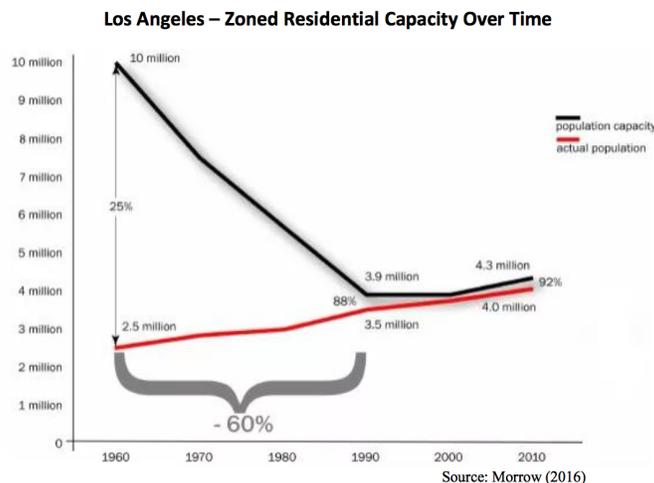
**1.24.2020**

**To:** City Council Planning and Land Use Management Committee  
**Re:** CF 18-1226-S1: SB 50 (Weiner) / Potential Impact Report / Analysis

The Central Hollywood Neighborhood Council (CHNC) **SUPPORTS** the 22 October motion by CMs Wesson, Harris-Dawson, Koretz, and Ryu to instruct City agents to study the impact of SB 50-like State legislation on the city’s population capacity and growth, and to estimate the costs of accommodating said growth with, e.g., new infrastructure.

California is in a housing shortage. The governor estimates that the state must create [3.5 million](#) units to bring rents in line with wages. LA County is an epicenter of California’s growth, so much of this onus is on us: experts place us [half a million units behind](#) where we should be. This shortfall makes LA one of the nation’s [most rent-burdened markets](#), with [32% of Angelenos paying over half their income](#) in rent compared to 29% of people statewide. Unfortunately, the numbers are higher for seniors (58%) and African Americans (39%). These conditions induce housing insecurity---[the main entryway into homelessness](#)---in too many of our neighbors. To reverse this trend, we must build.

Hollywood has voluntarily done its part: anyone passing through CHNC’s jurisdiction will see thousands of new units going up to change the fact that [56% of our renters are rent burdened](#). Given our dense connections to public transit, our residents---new and established---will use more ecological transportation, too, thereby contributing to LA’s Green New Deal.



Unfortunately, per [a 2016 White House report](#) (graph above), LA is not zoned to host such critical construction everywhere: whereas the city could accommodate 10 million people in 1960, we can now house just over our current population of 4 million. This trend reflects the fact that [62% of the city](#) is zoned *exclusively* for single family residences.

We do not wish to deny our fellow Angelenos of the option of a single family home, but LA cannot be a sustainable home for everyone unless we *admit* denser construction in

more places---as Hollywood already has. SB 50-like legislation---which permits dense housing to be built near public transit or job centers---is a tool to catalyze this change. As such, the City should understand its effects in detail.

Two key areas that should receive attention are:

1. [The impact on communities of color](#) in areas where historic forces (“redlining”) have biased the construction of transit corridors, where SB 50 would take effect;
2. The cost of expanding, e.g., water and power infrastructure to regions that will see significant shifts from single- to multi-family residences.

Regarding (1), while the [current version of SB 50](#) provides displacement protections and special status to sensitive communities (see §2 of the bill), we encourage the City to give significant thought to the effects of allowing developers to reduce on-site affordable unit requirements through in-lieu payments. We also encourage the City to explore incentives for new construction to be led by developers from within affected communities so they might retain more of the benefits of growth. Incentives for non-profit developers could also be formulated to ensure sufficient projects are created with a focus on affordable housing. Taken together, these corrections would alleviate some complaints regarding the “Wall Streetization” of housing/outsourcing of benefits SB 50 may induce.

Regarding (2), we recommend that any such infrastructure enhancements be analyzed in light of [California Green New Deal](#) goals, maximizing the City’s ability to draw funding from State (and hopefully Federal) sources to reduce its cost burden on this front.

APPROVED  
25 November 2019  
8 Yea 0 Nay 0 Abstain 0 Absent